



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2014-18

LEGISTAR #: 20140919

PROPERTY OWNERS, PROPERTY ADDRESS, AND PARCEL DESCRIPTION:

16 12070 0350	106	KIPLING	DR	MOKHBERI SHEIDA & FARIDEH
16 12070 0370	108	KIPLING	DR	SHOJAIE SAEED
16 12070 0390	110	KIPLING	DR	KINDERART N
16 12080 0200	189	KIPLING	DR	DAVIS VIRGINIA CHRISTINE
16 12080 0210	193	KIPLING	DR	JOHNS SCOTT
16 12080 0230	1523	LOWER ROSWELL	RD	RUSK JUDY OWENS & WILLIAM PAUL JR
16 12080 0240	1523	LOWER ROSWELL	RD	RUSK JUDY OWENS & WILLIAM PAUL JR
16 12080 0250	1639	LOWER ROSWELL	RD	STREETMAN J E
16 12080 0300	1642	LOWER ROSWELL	RD	CRAPPS E W
16 12080 0260	1647	LOWER ROSWELL	RD	JOHNS ELIZABETH H
16 12080 0290	1648	LOWER ROSWELL	RD	CRAPPS EDWIN W & LOUISE E
16 12080 0270	1653	LOWER ROSWELL	RD	JOHNS RONALD P
16 12080 0280	1654	LOWER ROSWELL	RD	CRAPPS EDWIN W & LOUISE E
16 12070 0440	1663	LOWER ROSWELL	RD	MAMAGHANI NOBAR
16 12070 0450	1670	LOWER ROSWELL	RD	FRAZIER BARBARA F
16 12070 0430	1675	LOWER ROSWELL	RD	YOUNG LIFE
16 12070 0460	1680	LOWER ROSWELL	RD	MATTINGLY CHRISTOPHER C & KIM L
16 12070 0420	1685	LOWER ROSWELL	RD	1685 LOWER ROSWELL LLC
16 12070 0550	1698	LOWER ROSWELL	RD	COCOROO LLC

AREA:

COUNCIL WARD:

EXISTING ZONING:

GC, General Commercial (Cobb County)

REQUEST:

CRC, Community Retail Commercial (City)

FUTURE LAND USE

RECOMMENDATION:

CAC (Community Activity Center)

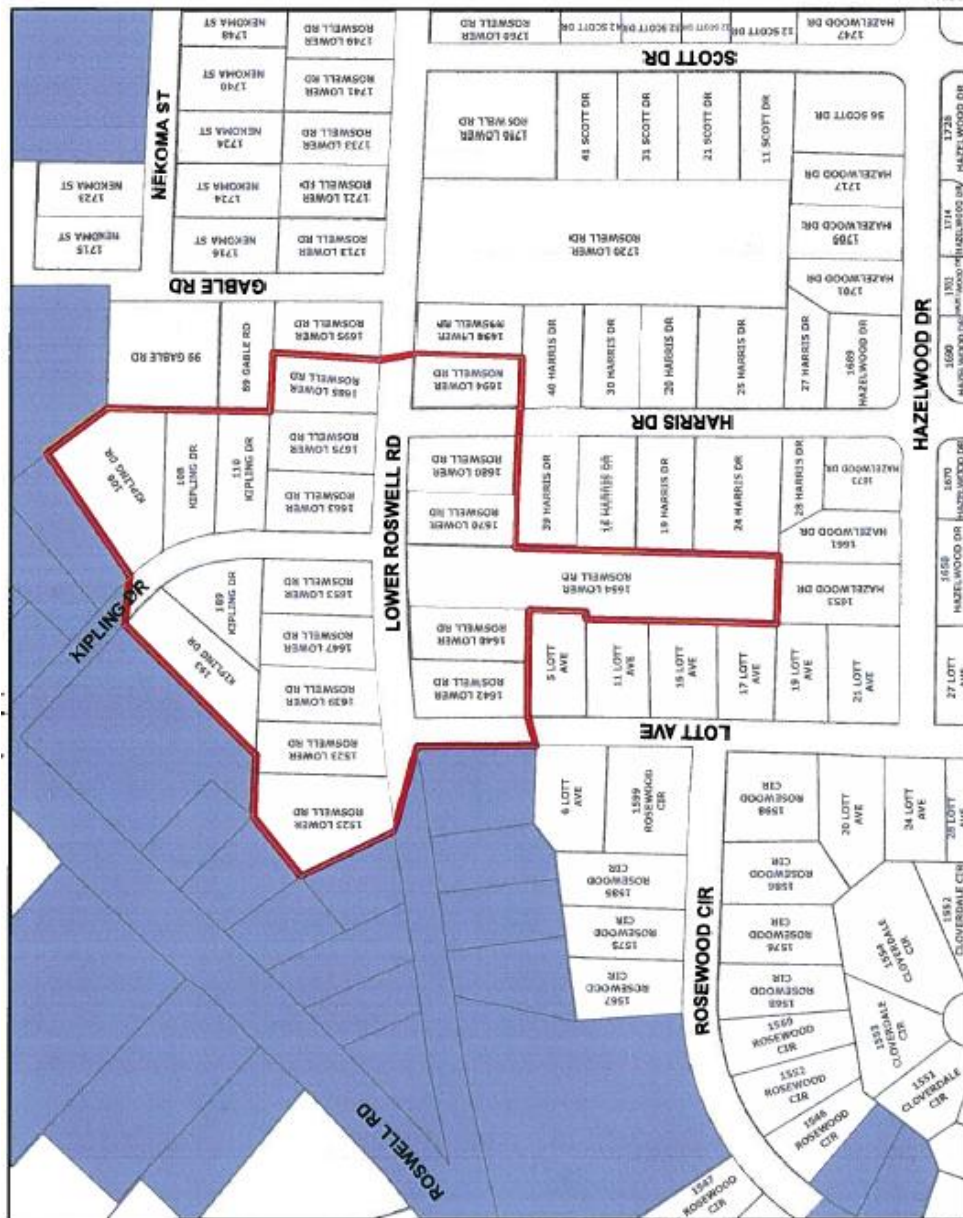
REASON FOR REQUEST: The City is seeking to annex from Cobb County and rezone nineteen (19) parcels in an area centering around Lower Roswell Road and Kipling Drive.

PLANNING COMMISSION HEARING: Tuesday, September 2, 2014 – 6:00 p.m.

CITY COUNCIL HEARING:

Wednesday, September 10, 2014 – 7:00 p.m.

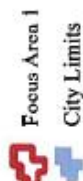
MAP



Marietta
Powers Ferry
Annexation
(Focus Area 1)



0 100 200 Feet



PICTURES OF PROPERTY



Lower Roswell Road



Kipling Drive

PICTURES OF PROPERTY



Kipling Drive



Lower Roswell Road

STAFF ANALYSIS

Location Compatibility

The City is seeking to annex and rezone nineteen (19) parcels of property along Lower Roswell Road and Kipling Drive. The area is characterized mainly by former residential structures that have been converted at some point to small businesses. All the properties are currently zoned GC (General Commercial) in the County. The comparable zoning district in the City is CRC (Community Retail Commercial), which is being requested for each parcel.

Use Potential and Impacts

Because the City is requesting a comparable zoning to the parcels' current zoning, there should be no change in the existing or proposed use potential. As a result, there should be no adverse impacts on the surrounding neighborhood or community as a whole as a result of this rezoning.

The requested future land use (FLU) for these parcels is CAC (Community Activity Center). The Comprehensive Plan describes CAC as being able to provide the retail and service needs of several neighborhoods and communities and are located along collector and arterial streets. Because Lower Roswell Road is considered an arterial road and CRC is listed as a compatible zoning classification for CAC, this request is supported by the City's Comprehensive Plan.

Environmental Impacts

The subject properties do not appear to contain any streams, floodplain, wetlands, or endangered species.

Economic Functionality

These nineteen (19) parcels proposed for annexation and rezoning are currently used commercially; and it is anticipated that they will continue to be used in similar capacities.

STAFF ANALYSIS CONTINUED

Infrastructure

The City will be annexing various portions of the right of way of Kipling Drive, Lower Roswell Road, Lott Avenue, and Harris Drive in addition to the nineteen (19) parcels of property. Although this will increase the amount of right of way for which the City will be responsible for maintaining, it will achieve a more uniform and logical City boundary.

Otherwise, this annexation and rezoning request should not substantially increase demand for the City's water, school, electrical, or sewer infrastructure.

History of Property

Because the subject properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records.

ANALYSIS & CONCLUSION

The City is seeking to annex and rezone nineteen (19) parcels along Lower Roswell Road and Kipling Drive. The area is characterized mainly by former residences that have been converted at some point to small businesses. All the properties are currently zoned GC (General Commercial) in the County. The comparable zoning district in the City is CRC (Community Retail Commercial), which is being requested for each parcel.

Because the City is requesting a comparable zoning to the parcels' current zoning, there should be no change in the existing or proposed use potential. As a result, there should be no adverse impacts on the surrounding neighborhood or community as a whole as a result of this rezoning.

The City will be annexing various portions of the right of way of Kipling Drive, Lower Roswell Road, Lott Avenue, and Harris Drive in addition to the nineteen. Although this will increase the amount of right of way that the City will be responsible for maintaining, it will achieve a more uniform and logical City boundary.

Otherwise, this annexation and rezoning request should not amount in any substantial increase in demand of the City's water, school, electrical, or sewer infrastructure.

The requested future land use (FLU) for these parcels is CAC (Community Activity Center). The Comprehensive Plan describes CAC as being able to provide the retail and service needs of several neighborhoods and communities and are located along collector and arterial streets. Because Lower Roswell Road is considered an arterial road and CRC is listed as a compatible zoning classification for CAC, this request is supported by the City's Comprehensive Plan.

Prepared by:_____

Approved by:_____

DATA APPENDIX

DRAINAGE & ENVIRONMENTAL CONCERNS –

Does flood plain exist on the property:	NO
What percentage of the property is in flood plain?	---
What is the drainage basin for the property?	Sope Creek to north, Rottenwood Creek to south
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are the storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

TRANSPORTATION -

What is the road effected by the proposed change?	Lower Roswell Rd, Kipling Dr, Harris Dr, Lott Ave
What is the classification of the road?	Lower Roswell Rd: Arterial Kipling Dr, Harris Dr, Lott Ave: Local
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---

- If land disturbance is proposed, site plans will be required for construction. If required, Site Plans must include, parking, driveways, streets, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property, roads, and areas), stormwater quality (bioretention or other), and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required.
- There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.
- If development is proposed, a 5' sidewalk with 2' grass strip along the curb of all local roads proposed in the development area is required. If additional R.O.W. is required in order for the sidewalk to remain in the R.O.W., then a Quit Claim deed will be required. Along Lower Roswell Road, the sidewalk must be 6'.



DATA APPENDIX

MARIETTA POWER – ELECTRICAL

Does Marietta Power serve this site?	Yes and No *
If not, can this site be served?	Yes <input type="checkbox"/> No <input type="checkbox"/>
What special conditions would be involved in serving this site?	
*Additional Comments: We serve power to 1654, 1663 and 1680 Lower Roswell Road and would not be able to serve the others	

MARIETTA FIRE – EMERGENCY SERVICES

Nearest city or county fire station from the development?	Marietta Station 52
Distance to the nearest station?	1.4 miles
Most likely station for 1 ST response?	Marietta Station 52
Service burdens at the nearest city fire station (under, at, or above capacity?	None
<p>Other than the questions above, please comment on any issues you might have concerning this request for rezoning or variance.</p> <p><u>Comments:</u></p> <p>*Comply with all state and local codes for occupancy classification including but not limited to sprinkler system, fire alarm system, and protection of hazards.</p>	

DATA APPENDIX CONTINUED

MARIETTA BOARD OF LIGHTS & WATER

WATER –

Is there a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of water line?	2", 6"
Capacity of water line?	Variable based on condition
Approximate water usage by proposed use?	Need additional information

WASTEWATER –

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of sewer line?	8"
Capacity of the sewer line	A.D.F. Peak Variable
Estimated waste generated by proposed development?	Need additional information
Treatment Plant Name?	R. L. Sutton
Treatment Plant Capacity?	Yes
Future Plant Availability?	Yes



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Elementary School System Servicing Development	Lockheed
Middle School Servicing Development	Marietta
High School Servicing Development	Marietta
Capacity at Elementary School	750-850
Capacity at Middle School	1300-1400
Capacity at Marietta Sixth Grade Academy	800-900
Capacity at High School	2400-2500
Current enrollment of Elementary School	916
Current enrollment of Middle School	1316
Current enrollment of High School	1993
Number of students generated by present development	n/a
Number of students projected from the proposed development	2
New schools pending to serve this area	None
<u>Comments:</u>	Two residential homes (commercial area)